

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

February 7, 2005

PRESENT: Tom Cowan, Chairman
Terry Janicz
Rick Meahl
Don Hoeffler
Rebecca Baker, Zoning Officer
Christine Falkowski, Planning Board Clerk

The Planning Board meeting was called to order by Tom Cowan at 7:30PM.

(1) Lot Minor Subdivision Application – Douglas Burg **Main Road (Dollar General future site)**

Doug Burg and George Burg attended the meeting. Doug Burg would like to split off approximately two acres from his 45-acre parcel on Main Road (adjacent to McDonald's). He plans to sell it to DOT Development for construction of a Dollar General Store. The lot will have 150' (from 188') of frontage on Main and 25' (from 334') on Buell Street. The Planning Board recommended Mr. Burg consider making the 25' on Buell Street 30' instead, to comply with the future flaglot ordinance where minimum road frontage will be 30' (as frontage of 25 feet will not allow anything to be built). It was further recommended that after splitting off 150' on Main, leaving 38', that 66' be planned instead to accommodate the required width of a future road. The drainage plan will be provided by Dollar General. Rick motioned to approve the subdivision, seconded by Don and all approved.

Site Plan Amendment – Whiting Door **Factory Addition – 113 Cedar Street**

Mike Whiting attended the meeting. They plan to build a 5808 square foot factory addition for production. A drainage plan is not required as the surface is impervious and stormwater has already been addressed with the 200,000 SF of existing buildings. A motion was made by Tom, seconded by Terry to recommend approval. A memo will be sent to the Town Board recommending approval of this site plan amendment.

Preliminary Conference – Site Plan – MGA Research **Expansion – 12790 Main Road**

Rudy Arendt and Mike Elhage attended the meeting. They are planning to remove a fenced-in area to the rear containing cars that have been used for testing and replace it with a 5625 SF metal building approximately 350' back from the road. A second building for office space will be planned if this one is successful, but will be included now with a dotted line on the final site plan (site plan amendment only would be required in the future). Vehicle testing is now done at their Michigan site. This site will be used for temperature and vibration testing of medical equipment. A drainage plan is required, and drainage could be taken to the wetlands at the west. One parking space is required for every 1,000 SF of gross floor area, or six now. If they expand with the second building, additional parking should be noted on the site plan. It was recommended to plan now for seven build-out spaces. The rear property setback for this C-2 zone is 10'. Andrew Casolini is working on the Town's water tower for which MGA has granted an easement for at their easterly boundary, and he will email a CAD drawing to Messrs. Arendt and Elhage showing the wetlands, easement and water tower. How will the Overlay District on Route 5 effect this ancillary structure? At the very least, compliance with the front façade requirements is encouraged.

Site Plan Amendment –Site Plan - ADESA **Car Wash expansion - Main Road**

Bruce Culligan attended the meeting. Adesa is planning a 2,000 SF addition to their existing 3,000 SF car wash. A drainage plan is not required as the surface is impervious and the concept will fall within the existing stormwater plan. A motion was made by Terry, seconded by Rick to recommend approval. A memo will be sent to the Town Board recommending approval of this site plan amendment.

Concept Plan – Dollar General Store**Retail – 12836 Main Road**

Brandon Moss attended the meeting and presented a revised concept plan with the bulk zoning chart and existing trees plotted (will attempt to save). The Route 5 Rezoning Committee made a site visit to the Dollar General that just opened in the Town of Evans on Saturday. They were generally unimpressed with the site's appearance. They observed 17 vehicles in the parking lot at 10AM on a Saturday morning, and feel that the parking our Code mandates is reasonable.

Parking - 46 parking spaces required per Code; The Board would like to see 30 – 31 spaces paved for customer use, 4 – 5 spots behind the building for employees, and 10 spots land banked for future need (all shown on the site plan). Required setback impacts 1.5 parking spots.

Drainage Plan – dry pond-for a temporary rain event only. 9,100 SF requires a stormwater prevention plan and application to the NYS DEC.

Signage - internally lit signs are OK if they go off at closing time. The Board prefers the smaller yellow sign (no black) on the building. Signage requirements in the Overlay District supersede the Sign Ordinance. Total signage in the Overlay equals two times the building frontage. This building's frontage is 70' x 2 = 140 SF total (adjust at bulk zoning on site plan).

Color – The Board prefers gray vs. the yellowish color. Also recommend an accent block at corners or stripe to break up the monotony.

Landscaping – The Board requested a row of greenspace between the building and the sidewalk, but Brandon stated this was not possible due to display items for sale on sidewalk.

Cross-Cuts - McDonald's has not responded to the Town's correspondence. The applicant should also contact them to request consideration for making provisions to accept a cross cut driveway and/or sidewalk to connect both businesses. Existing tree impacted.

Roof – asphalt vs. metal roof? The Evans store is sloped only at the façade. Unless looking head-on, the appearance is that of a flat roof.

Dumpster – must be angled or moved to the rear (still screened). Brandon stated it has to be at the door and cannot be moved to rear.

Reverse Plan – Cannot be flip-flopped, as this would create a blind turn for delivery trucks backing in.

Lighting – Security lights mounted on building; no pole lights.

Driveways – Developer will obtain driveway permit from NYS DOT upon site plan approval.

Site Plan Amendment – Buffalo Drilling**Cold Storage Shed expansion – Main Road**

Jim Holtz attended the meeting. They applied for a building permit with a site plan attached, but started building without approval first of the site plan or the building permit, and Marty issued a stop work order. Jim stated that the 1,350 SF cold storage shed is really a lean-to for storage of pipe for a particular customer. All commercial projects over 750 SF must obtain site plan approval per Code. A drainage plan is not required as the surface is impervious and the concept will fall within the existing stormwater plan. A motion was made by Don, seconded by Tom to recommend approval. A memo will be sent to the Town Board recommending approval of this site plan amendment

Arrowhead Golf Club – Golf Cart Storage Building

Arrowhead applied for a building permit for a 5,376 SF building. The building is only footprinted on the original site plan, and the applicant was asked to provide more detail. The size of the proposed building is 60% larger than previously addressed. Therefore, the stormwater plan must be amended (per Andrew Casolini), and the Town Board must approve site plan amendment. When received, the Planning Board will review it and send to Erie County Planning for review.

Minutes Review

Rick motioned to approve the minutes of January 17th, seconded by Terry and all approved.

Special Use Permit Renewals for 2005

Renewal notices were sent out to used auto dealers George Hauer at 11372 Main Road and Richard Belotta at 13722 Main Road. No response from Belotta, but Hauer did request renewal and submitted payment. After some discussion, the Board decided to recommend approval of all special use permit renewals except for Belotta and Hauer as they have not met the standards we discussed with them last year.

Special Use Permits in RA Zone for Home Based Businesses

Will be discussed at next meeting.

Next meeting: Monday, March 7, 2005

Agenda deadline: Friday, February 25, 2005

Don made a motion to adjourn the meeting at 10:30PM, seconded by Terry and all approved.

Respectfully submitted,

Christine Falkowski
Recording Secretary